



Pitt Place, Epsom

The **PERSONAL** Agent

Guide Price £499,950

Leasehold - Share of Freehold

- Ground floor apartment
- Approaching 930 Sq Ft
- No ongoing chain
- Highly regarded development
- Two double bedrooms
- Generous living room with private balcony
- Kitchen/dining room
- Extended storage
- Secluded communal gardens
- Secure gated access & underground parking for 2 cars



Approaching 930 Sq Ft of space and overlooking the beautiful communal gardens, this two double bedroom ground floor apartment enjoys arguably one of the best positions within this highly regarded gated development, such is the rarity of these ground floor apartments becoming available we are recommending immediate viewing to fully appreciate the position, accommodation and private terrace as well as the surrounding gardens which feel more private than communal.

The apartment is offered with no ongoing chain and benefits from extended storage and underground parking.

Accessed via a secure gated entrance, offering a great degree of seclusion and privacy, the fantastic position blends bright and spacious accommodation with highly practical day to day living.

From the secure underground parking spaces (2) for the property the lift provides easy access direct to your front door, and with large lockable cupboards included with the property there is an abundance of storage.

Description: Offering well-proportioned rooms and enjoying a pleasant and

secluded position with a great outlook over the beautifully maintained communal grounds, this truly is a delightful apartment. The property has been well maintained over the years and now provides the opportunity for the new owner to place their stamp on this home. There is a spacious dual-aspect reception room with access to the private balcony, fitted kitchen/breakfast room with door to a secluded part of the gardens, bathroom, master bedroom and a further double bedroom.

Perfect for those wanting to downsize but not downgrade, the apartment is surrounded by lavish communal gardens with level lawn areas, well stocked beds and borders which are all very well maintained. The property also benefits from the use of communal freezer and laundry facilities.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Share of Freehold
Length of lease (years remaining) - 951
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 2502.00
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Pitt Place, Epsom
Total Area: 86.3 m² ... 929 ft² (excluding balcony)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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